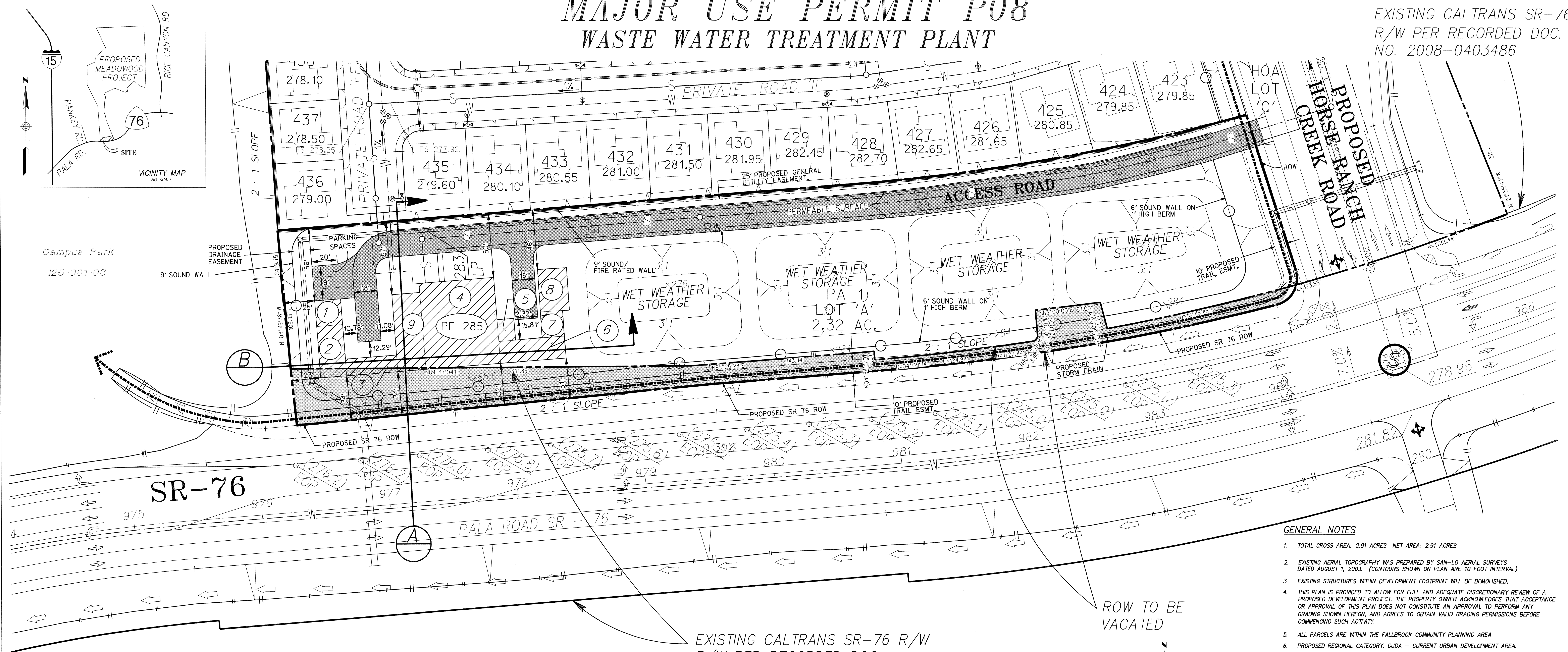


MAJOR USE PERMIT P08

WASTE WATER TREATMENT PLANT

EXISTING CALTRANS SR-76
R/W PER RECORDED DOC.
NO. 2008-0403486



SR-76

EXISTING CALTRANS SR-76 R/W
R/W PER RECORDED DOC.
NO. 2008-0403486

ROW TO BE
VACATED

GENERAL NOTES

- TOTAL GROSS AREA: 2.91 ACRES. NET AREA: 2.91 ACRES
- EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS DATED AUGUST 1, 2003. (CONTOURS SHOWN ON PLAN ARE 10 FOOT INTERVAL)
- EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- ALL PARCELS ARE WITHIN THE FALLBROOK COMMUNITY PLANNING AREA
- PROPOSED REGIONAL CATEGORY: CUD - CURRENT URBAN DEVELOPMENT AREA
- PROPOSED GENERAL PLAN DESIGNATION: 21 (2.3) SPECIFIC PLAN AREA

ASSESSORS PARCEL NUMBERS	EXISTING ZONE	EXISTING REGIONAL CATEGORY	EXISTING GENERAL PLAN DESIGNATION
125-081-04 & 125-082-04	S80	SSA	21 (2.75)

PUBLIC UTILITIES/DISTRICTS:

SEWER: SAN LUIS REY MUNICIPAL WATER DISTRICT*
WATER: SAN LUIS REY MUNICIPAL WATER DISTRICT*
STORM DRAIN: COUNTY OF SAN DIEGO
TELEPHONE: SBC
GAS AND ELECTRIC: SDG&E
CABLE TV: ADDELPHIA COMMUNICATIONS
POLICE: COUNTY SHERIFF
FIRE: BONSALL UNITED SCHOOL DISTRICT
SCHOOL: FALLBROOK UNIFIED SCHOOL DISTRICT

*NOTE: THE WATER AND SEWER DISTRICT MAY BE VALLEY CENTER MUNICIPAL WATER DISTRICT OR RAINBOW MUNICIPAL WATER DISTRICT PENDING LAFCO'S DECISION ON ANNEXATION.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

EXISTING ZONING			
125-081-04 & 125-082-04			
USE REGULATIONS	S80	RV-10	
ANIMAL REGULATIONS	K	S	
DENSITY	.05	10.0	
LOT SIZE	20AC		
BUILDING TYPE	C	K	
MAXIMUM FLOOR AREA	-	-	
FLOOR AREA RATIO	-	-	
HEIGHT	G	G	
SET BACK	A	F	
OPEN SPACE	B, FOR F		
SPECIAL AREA REGULATIONS	B, FOR F		

PROPOSED ZONING			
USE REGULATIONS	S80 (P)	RV-10	
ANIMAL REGULATIONS	-	S	
DENSITY	-	10.0	
LOT SIZE	-		
BUILDING TYPE	-	K	
MAXIMUM FLOOR AREA	-	-	
FLOOR AREA RATIO	-	-	
HEIGHT	-	G	
SET BACK	-	F	
OPEN SPACE	-	B	
SPECIAL AREA REGULATIONS	-	B	

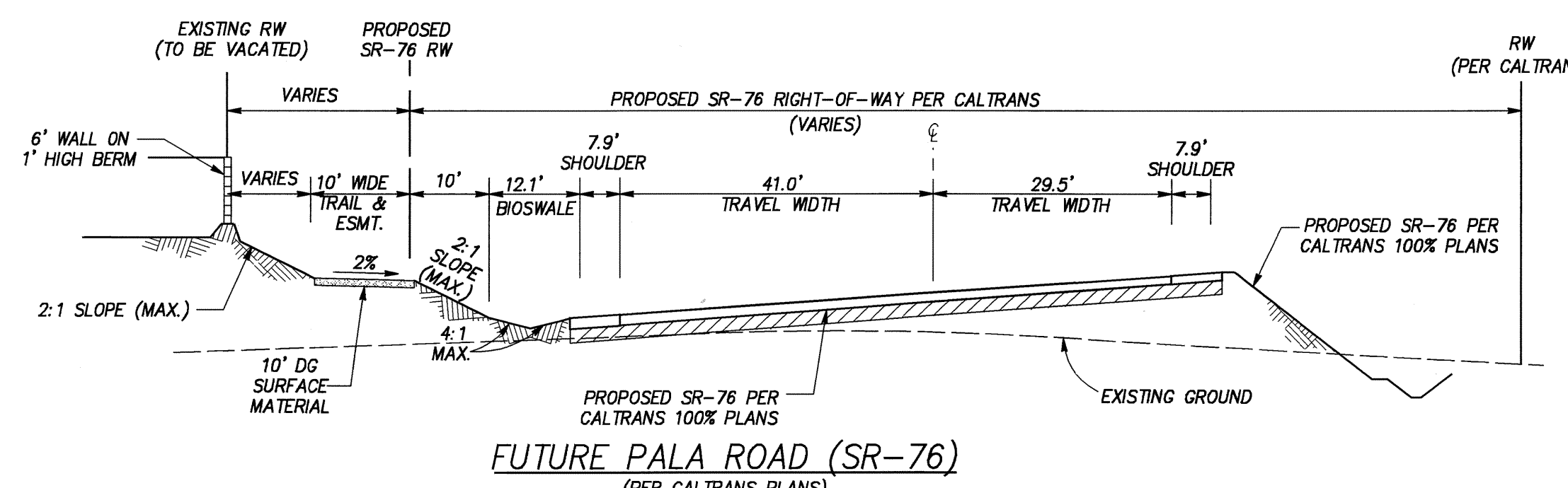
MEADOWOOD

Prepared By: RICK ENGINEERING COMPANY	Revision 14: 8/21/2009
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Address: SAN DIEGO, CA 92110	Revision 12: 8/21/2009
Phone #: (619) 2910707	Revision 11: 8/21/2009
Fax #: (619) 2914165	Revision 10: 8/21/2009
Project Address: PALA ROAD EAST OF INTERSTATE 15	Revision 9: 8/21/2009
County: COUNTY OF SAN DIEGO	Revision 8: 8/21/2009
Project Name: MEADOWOOD	Revision 7: 8/21/2009
	Revision 6: 8/21/2009
	Revision 5: 8/21/2009
	Revision 4: 8/21/2009
	Revision 3: 8/21/2009
	Revision 2: 8/21/2009
	Revision 1: 8/21/2009
Sheet Title: MAJOR USE PERMIT	Original Date: APRIL 9, 2008
WWTP - PLAN & ELEVATIONS	Sheet 1 of 3
	COUNTY OF SAN DIEGO
	TRACT NO. VTM5354RPL1

BUILDINGS

BLDG NO.	BUILDING DESCRIPTION	BLDG HEIGHT	BLDG SQUARE FOOTAGE
1	INLET PUMP STATION	12'	400 sf.
2	PRELIMINARY TREATMENT BUILDING	12'	800 sf.
3	EQUALIZATION BASIN	1'	520 sf.
4	SECONDARY TREATMENT	4'	3,886 sf.
5	TERTIARY TREATMENT	12'	220 sf.
6	DISINFECTION BASIN	2'	870 sf.
7	RECYCLED WATER PUMP STATION	12'	340 sf.
8	SOLIDS HANDLING BUILDING	12'	740 sf.
9	MISC USE BUILDING (OFFICE/ELECTRICAL/BLOWER/MAINTENANCE)	12'	1,340 sf.
	TOTAL		9,116 sf.

NOTE: BUILDING NUMBERS ARE ALSO LABELED ON THE ABOVE LAND PLAN AND ON THE ELEVATIONS.



OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(658) 794-2500

Owner / Developer

PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(658) 794-2500

Engineer of Work

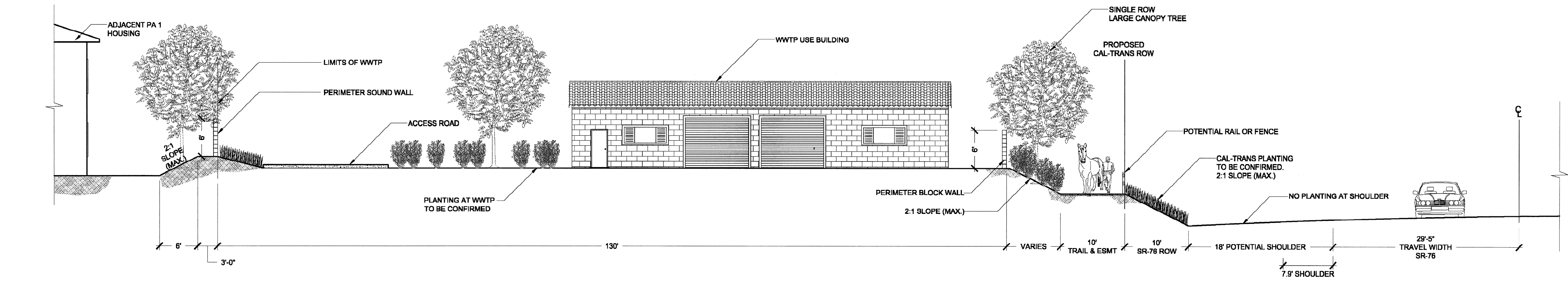
RICK ENGINEERING COMPANY
5620 Friars Road
San Diego, California 92110
(619) 291-0707

Michael S. White
MICHAEL S. WHITE, RCE 49865

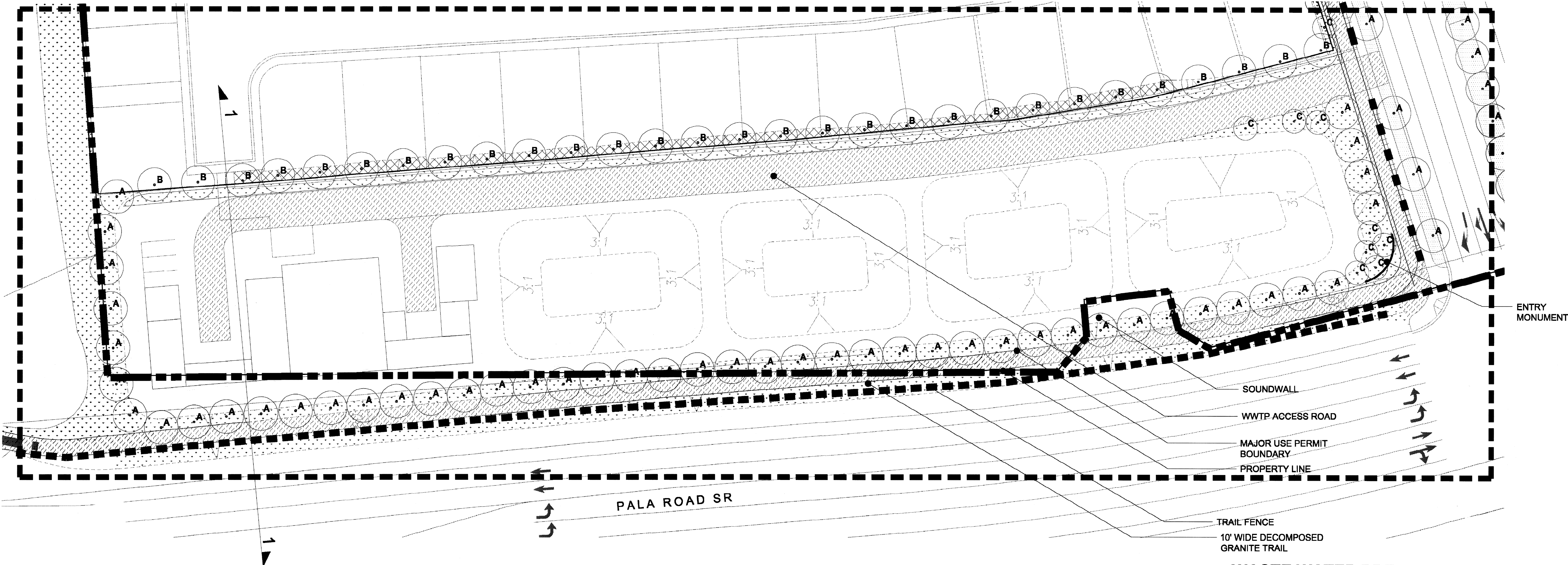




PERSPECTIVE-PALA ROAD LOOKING EAST



WASTE WATER TREATMENT PLANT SECTION
SCALE: 1"=10'-0"



WASTE WATER TREATMENT PLANT
ENLARGEMENT PLAN
SCALE: 1"=30'-0"

- LANDSCAPE LEGEND**
- THIS PROJECT WILL INCLUDE AN AUTOMATICALLY CONTROLLED WATER CONSERVING, ELECTRICALLY OPERATED IRRIGATION SYSTEM WITH 100% COVERAGE IN ALL DEVELOPED AREAS WITHIN THE PROJECT BOUNDARY. UNLESS OTHERWISE NOTED, RECOMMENDED PLANT MATERIAL BELOW MAY BE CHOSEN OR OTHERS THAT REFER TO APPENDIX C FIREWISE RECOMMENDED PLANT LIST FOR DESIRABLE PLANTS OR OTHER COUNTY APPROVED PLANTS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- TREES**
- A STREET TREES:**
- COEUREUTERIA BIPINNATA "CHINESE FLAME TREE"
 - LIQUIDAMBER STYRACIFLUA "SWEET GUM"
 - PLATANUS ACERIFOLIA "LONDON PLANE TREE"
 - QUERCUS AGRIIFOLIA "COAST LIVE OAK"
 - QUERCUS VIRGINIANA "SOUTHERN LIVE OAK"
 - PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"
- B SPECIAL ACCENT TREES:**
- CASSIA LEPTOPHYLLA "GOLD MEDALLION TREE"
 - COEUREUTERIA BIPINNATA "CHINESE FLAME TREE"
 - PARKINSONIA ACULEATA "MEXICAN PALO VERDE"
 - PROSOPIS VELUTINA "ARIZONA MESQUITE"
 - SCHINUS MOLLE "CALIFORNIA PEPPER"
 - LOPHOSTEMON CONFERTUS "BRISBANE BOX"
 - PODOCARPUS SPECIES "FERN PINE"
- C SLOPE TREES:**
- GEUERA PARVIFOLIA "AUSTRALIAN WILLOW"
 - METROSIDEROS EXCELSUS "FOHUTUKAWA"
 - PARKINSONIA ACULEATA "MEXICAN PALO VERDE"
 - FINUS ELADARICA "MONDELL PINE"
 - RHUS LANCEA "AFRICAN SUMAC"
 - FINUS HALEPENSIS "ALEPPO PINE"

- DROUGHT RESISTANT TURF**
- ORNAMENTAL PLANTING**
- NO INVASIVE SPECIES SHALL BE PLANTED ON SLOPES OR IN TRANSITIONAL AREAS ADJACENT TO NATURALIZED OR OPEN SPACE AREAS.
 - NO PLANTS WILL BE USED FROM THE COUNTY OF SAN DIEGO UNDESIRABLE PLANT LIST IN THE FIRE MANAGEMENT PLAN-APPENDIX B.
- GROUNDCOVERS:**
- ACHILLEA SPP. "YARROW"
 - CEANOOTHUS GRISEUS HORIZONTALIS "CARMEL CREEPER"
 - DUDLEYA BRITTONII "BRITTON'S CHALK DUDLEYA"
 - FRAGARIA CHILLOENSIS "WILD STRAWBERRY"
 - LOBELIA LAXIFLORA "LOBELIA"
 - MIMULUS SPECIES "MONKEY FLOWER"
 - RIBES VIBURNIFOLIUM "EVERGREEN CURRANT"
 - SALVIA SONOMENSIS "CREEPING SAGE"
- FLOWERING PERENNIALS & GRASSES:**
- ARISTIDA PURPUREA "PURPLE THREE AWN"
 - ESCHSCHOLZIA CALIFORNICA "CALIFORNIA POPPY"
 - HEPERALOE PARVIFLORA "RED YUCCA"
 - IRIS SPECIES "IRIS"
 - LOTUS SCOPARIUS "DEER WEED"
 - LUPINUS SPP. "LUPINE"
 - PELAGORNIUM PELTATUM "IVY GERANIUM"
 - SALVIA LEUCANTHA "MEXICAN BUSH SAGE"
- SHRUBS:**
- AGAPANTHUS AFRICANUS "LILY OF THE NILE"
 - BACCHARIS PILULARIS "COYOTE BUSH"
 - BOUGAINVILLEA SPP. "BOUGAINVILLEA"
 - CEANOOTHUS SP. "WILD LILAC"
 - CISTUS PURPUREUS "ORCHID ROCKROSE"
 - ELAEAGNUS PUNGENS "SILVERBERRY"
 - ENGELIA CALIFORNICA "COAST SUNFLOWER"
 - ESCALLONIA FRADESII "ESCALLONIA"
 - FEUJA SELLOWIANA "PINEAPPLE GUAVA"
 - FREMONTODENDRON CALIFORNICUM "COMMON FLANNEL BUSH"
 - HEMEROCALLIS HUBRIDA "DAYLILY"
 - HETEROMELES ARBUTIFOLIA "TOYON TREE"
 - LEPTOSPERMUM SCOPARIUM "NEW ZEALAND TEA TREE"
 - PHORMIUM TENAX "TINY TIM"
 - RHUS INTEGRIFOLIA "LEMONADE BERRY"
- SLOPE PLANTING HYDROSEED MIX AND SHRUBS:**
- SLOPE PLANTING MAY RECEIVE PERMANENT IRRIGATION, TEMPORARY IRRIGATION OR NO IRRIGATION COVERAGE BASED ON THE TYPE OF HYDROSEED, PLANTING MATERIAL PROPOSED AND THE DESIGN INTENT OF EACH AREA I.E. NATURALIZED VS. ACCENT AREA.
 - WATER COVERAGE SHALL BE KEPT CONTAINED WITHIN REVEGETATED ZONE AND RUN-OFF SHALL BE AVOIDED.
 - NO INVASIVE SPECIES SHALL BE PLANTED ON SLOPES OR IN TRANSITIONAL AREAS ADJACENT TO NATURALIZED OR OPEN SPACE AREAS.
- BACCHARIS SPECIES "COYOTE BUSH"**
- CALOCHORTUS WEEDII "GAZANIA DAISY"**
- CEANOOTHUS SPECIES "WILD LILAC"/NASSELLA PULCHRA "NODDING NEEDLEGRASS"**
- ENGELIA CALIFORNICA "N.C.N."**
- HEMIZONIA FASCICULATE "TARPLANT"**
- LANTANA MONTEVIDENSIS "WEED MARIPOSA"**
- LESSINGIA FLAGINIFOLIA "CALIFORNIA ASTER"**
- MALOSMA LAURINA "LAUREL SUMAC"**
- SALVIA SPECIES "SAGE"**
- SANTOLINA VIRENS "SANTOLINA"**
- SISYRINCHIUM BELLUM "BLUE-EYED GRASS"**
- PRIVATE YARD SLOPES IN EXCESS OF THREE FEET IN HEIGHT PLANTED WITH EITHER ORNAMENTAL OR SLOPE PLANTING.**
- SOUND BARRIER**
- SPLIT RAIL FENCE**
- FENCING**
- TRAIL ROUTE**
- PARK BENCHES**
- PICNIC AREAS TO RECEIVE ONE PICNIC BENCH PER TERRACE**
- MULTI-USE DECOMPOSED GRANITE TRAIL**
- REVEGETATION ZONE - PLANT RESTORATION TO BE IMPLEMENTED ACCORDING TO THE BIOTECHNICAL REPORT.**
- ROCK OUTCROPPINGS**

Prepared By: **THE OFFICE OF JAMES BURNETT**
LANDSCAPE ARCHITECTURE PLANNING

415 SOUTH CEDROS, STE. 260
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858.793.6970
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MEADOWOOD

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Project Address: **PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO**

Project Name: **MEADOWOOD**

Sheet Title: **MAJOR USE PERMIT - WASTE WATER TREATMENT PLANT**

Original Date: **FEBRUARY 2, 2004**

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

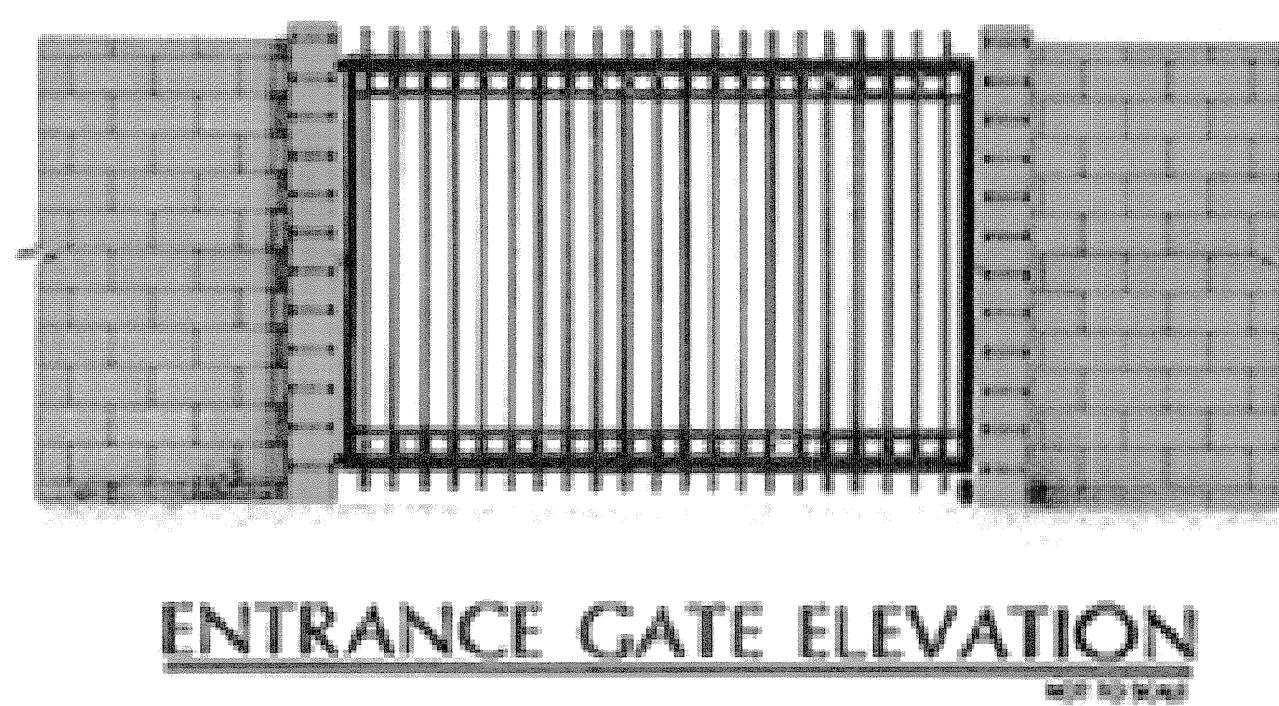
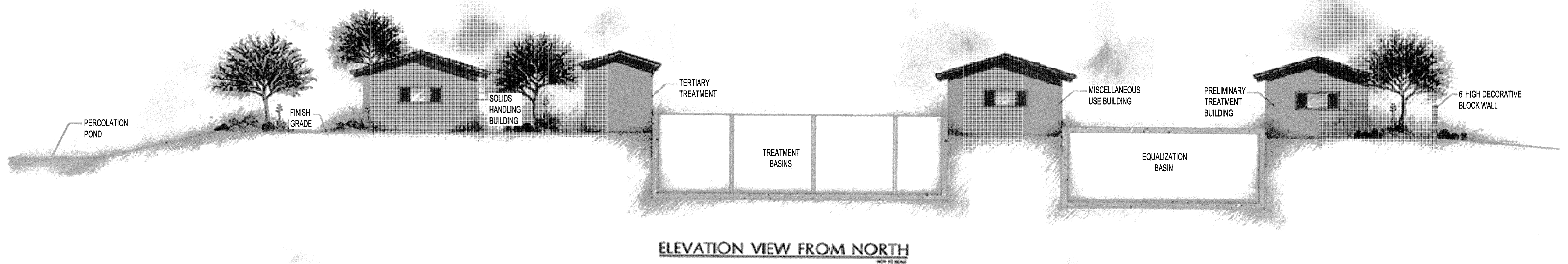
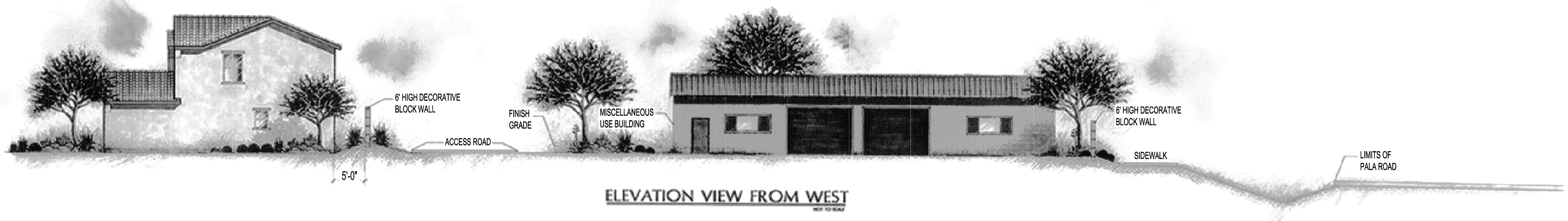
Revision 3: _____

Revision 2: _____

Revision 1: **APRIL 09, 2009**

Sheet **2** of **3**

**COUNTY OF SAN DIEGO
TRACT NO. VTM 5354 RPL 3**



"MEADOWOOD WASTEWATER TREATMENT PLANT"

MEADOWOOD, FALLBROOK
County of San Diego, California

Pardee Homes

LGS Architects, Inc.
architecture • land planning • forensic
10000 PARADE DRIVE
SAN DIEGO, CALIFORNIA 92128
(619) 592-9299
© 2008 LGS Architects, Inc.

MEADOWOOD

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	<u>SAN DIEGO, CA 92128</u>	Revision 11:	_____
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Fax #:	<u>(619) 592-9299</u>	Revision 9:	_____
Project Address:	<u>PALA ROAD EAST OF INTERSTATE 15</u>	Revision 8:	_____
	<u>COUNTY OF SAN DIEGO</u>	Revision 7:	_____
Project Name:	<u>MEADOWOOD</u>	Revision 6:	_____
	_____	Revision 5:	_____
	_____	Revision 4:	_____
	_____	Revision 3:	_____
	_____	Revision 2:	_____
	_____	Revision 1:	<u>4/9/2008</u>
Sheet Title:	<u>MAJOR USE PERMIT</u>	Original Date:	<u>APRIL 9, 2008</u>
	<u>WWTP - PLAN & ELEVATIONS</u>	Sheet	<u>3</u> of <u>3</u>
		COUNTY OF SAN DIEGO	
		TRACT NO.	<u>VTM5354RPL3</u>